

**GENERAL NOTES:**

- The purpose of this plat is to revise the location of Road of the Round Table at the intersection of McEwen Drive, the intersection of Canterbury Rise, Road of the Round Table between Canterbury Rise westerly to the Round About and Guinevere's Retreat; this is to reflect the existing roadway and utility improvements on the site.
- Bearings shown hereon are based on Tennessee Coordinate System of 1983.
- Existing Zoning PLANNED RESIDENTIAL (PR 0.77)/SUBURBAN
- Minimum Required Setback Lines:  
Yard fronting street (from ROW).....25'  
Rear yard.....20'  
Side yard.....5'.....With a min 12' between buildings.
- Subject property is all of Parcels 54, 63, 64, 65, 66, 67, 68, 71, 76, 77, 78, 79, and a portion of Parcel 62 as shown on Williamson County Tax Map 61-G.
- Owners/ Subdivider: **AVALON PARTNERS, L.L.C.**  
Contact: David Schwab/Richard Johnson  
Address: 5120 Virginia Way, Suite B-11  
Brentwood, TN 37027  
Tel. No.: (615) 309-0868  
Owners/ Subdivider: **B P Avalon**  
Contact: David Schwab/Richard Johnson  
Address: 5120 Virginia Way, Suite B-11  
Brentwood, TN 37027  
Tel. No.: (615) 309-0868  
Owners/ Subdivider: **Michael J. & Katey J. Julius**  
Address: 664 Ayshire Circle  
Franklin, TN 37064  
Owners/ Subdivider: **Arlyn Homes, LLC**  
Address: 131 Southeast Parkway Court  
Franklin, TN 37064  
Owners/ Subdivider: **Showcase Homes of Tennessee, LLC**  
Address: 131 Southeast Parkway Court  
Franklin, TN 37064  
Owners/ Subdivider: **Shalibo Homes, LLC**  
Address: 604 Aylesford Lane  
Franklin, TN 37069  
Surveyor: **RAGAN SMITH - ASSOCIATES**  
Contact: Kevin Birdwell  
Address: 315 Woodland Street  
Nashville, Tenn. 37206  
Tel. No.: (615) 244-8591
- By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map Nos. 47187C0085E & 47187C0140E, with an effective date of January 19, 2003, which makes up a part of the National Flood Insurance Administration Report, Community No. 470206, Panel Nos. 0085 & 0140, Suffix E, which is the current Flood Insurance Rate Maps for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.
- The recording of this plat voids, vacates and supersedes the recording of Lots 84-89, 92, 97-99, 130 and Open Space Lots 832, 834, 836-840 and 843 as shown on the Final Plat entitled "Avalon Section 3," of record in Plat Book P40, Page 98, R.O.W.C., TN.

- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All landscaping within rights-of-way, medians and common open space shall be maintained by the Homeowners' Association.
- All notes shown hereon apply to all sheets of this plat.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone, and water lines shall be placed underground.
- The 5' Access Easements shown hereon shall contain concrete sidewalks.
- Detention ponds to be maintained by Home Owners Association.
- All Common Open Space is to contain a Public Access and Public Utility and Drainage Easement.
- All Private ROW is to contain a Public Access and Public Utility & Drainage Easement
- All Storm Sewer lines shown on this plat shall be constructed of Reinforced Concrete Pipe.
- All ROW shall be Private ROW unless otherwise noted.
- All Easements labeled as 15' M.U.D.E.E. are Exclusive Water Line Easements of Microfton Utility District.
- The City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Street light locations and quantities are approximate. Final positioning and quantities shall be at direction of MTEMC.

**LOT AREA TABLE**

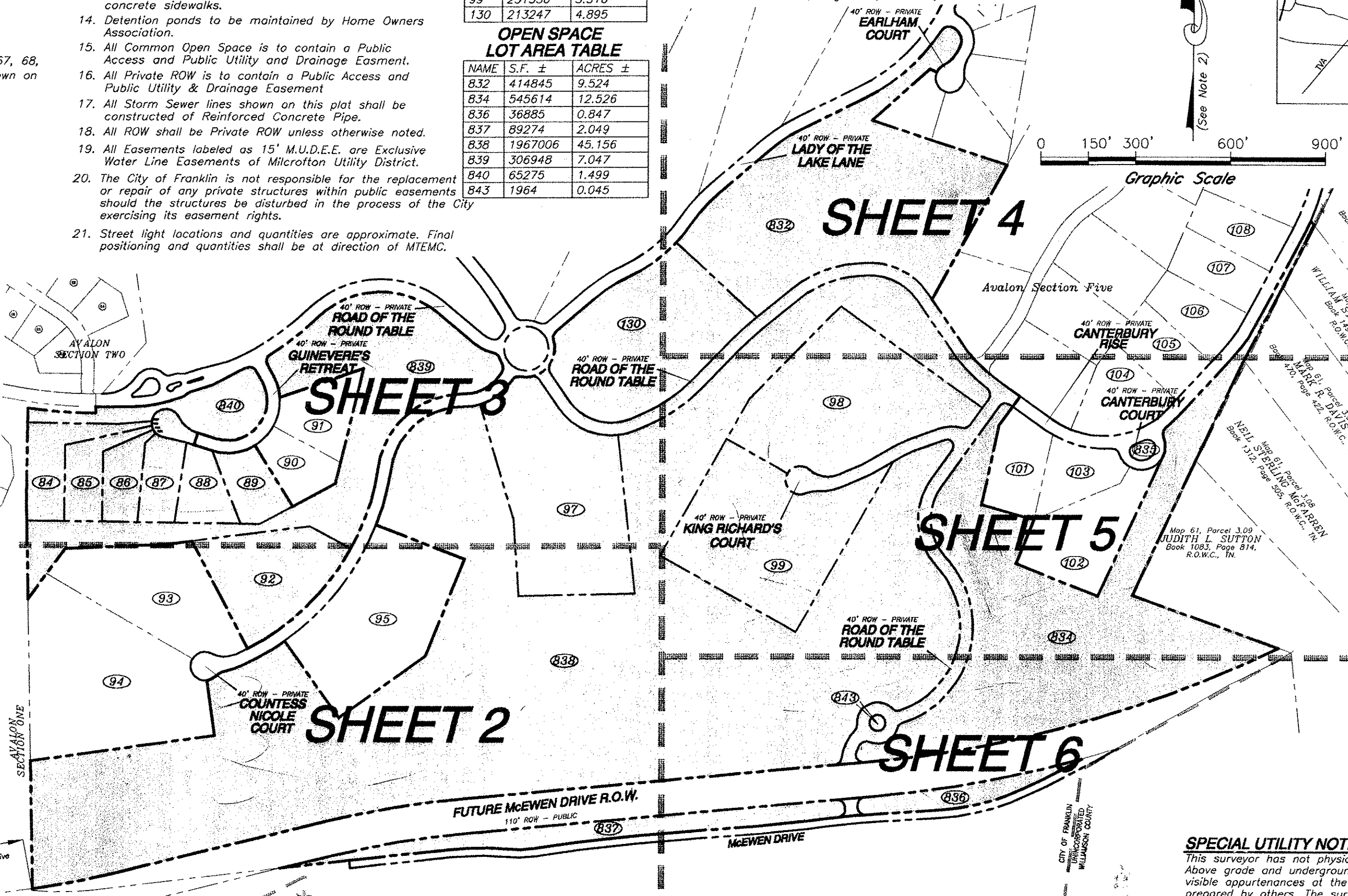
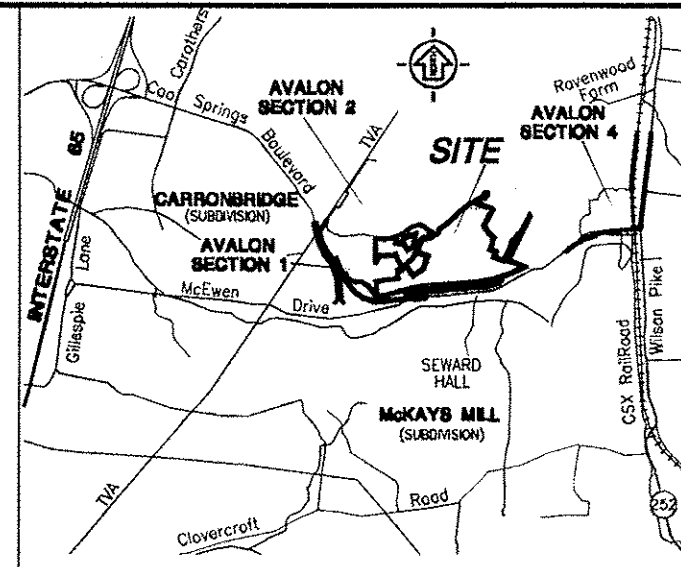
NAME	S.F. ±	ACRES ±
84	47615	1.093
85	35377	0.812
86	31584	0.725
87	32967	0.757
88	34902	0.801
89	36289	0.833
92	111235	2.554
97	229005	5.257
98	220103	5.053
99	231550	5.316
130	213247	4.895

**OPEN SPACE LOT AREA TABLE**

NAME	S.F. ±	ACRES ±
832	414845	9.524
834	545614	12.526
836	36885	0.847
837	89274	2.049
838	1967006	45.156
839	306948	7.047
840	65275	1.499
843	1964	0.045

**PROPERTY TITLE REFERENCE**

Being a portion of the same property conveyed to Avalon Partners, LLC of record in Book 2667, Page 830, R.O.W.C., Tennessee, and all of the same property conveyed to BP Avalon of record in Book 3508, Page 198 and Book 3508, Page 204, R.O.W.C., Tennessee, all of the same property conveyed to Michael J. Julius and wife, Katey J. Julius or record in Book 3682, Page 499, R.O.W.C., Tennessee, all of the same property conveyed to Arlyn Homes, LLC of record in Book 3617, Page 384, R.O.W.C., Tennessee, all of the same property conveyed to Showcase Homes of Tennessee, LLC of record in Book 3617, Page 370, R.O.W.C., Tennessee, and all of the same property conveyed to Shalibo Homes, LLC of record in Book 3617, Page 346, R.O.W.C., Tennessee.



**LEGEND**

- 4" Diameter Aluminum Disc w/ 5/8" Iron Rod Marked Ragan-Smith Associates
- IRON ROD (NEW)
- 5/8" ROD WITH PLASTIC CAP MARKED RAGAN-SMITH ASSOCIATES
- SANITARY SEWER MANHOLE
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN
- SANITARY SEWER LINE
- STREET ADDRESS
- WATER LINE
- MINIMUM BUILDING SETBACK LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- REGISTER'S OFFICE FOR WILLIAMSON COUNTY
- MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT
- STORM SEWER (REINFORCED CONCRETE PIPE)

**SPECIAL UTILITY NOTE**  
This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and / or maps prepared by others. The surveyor makes no guarantee that the that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than (3) three nor more than (10) ten working days prior to the date of their intent to excavate and also to avoid any possible hazard or or conflict. Tennessee One Call 1-615-1987 or 1-800-351-1111.

**SPECIAL NOTE:**  
Lots designated with an asterisk (\*) are critical lots, and must have a separate critical lot plan submitted prior to issuance of a building permit submitted to engineering for review and approval.

- \*\*Book 2667, Page 830,
- \*\*Book 3508, Page 198,
- \*\*Book 3508, Page 204,
- \*\*Book 3617, Page 346,
- \*\*Book 3617, Page 372,
- \*\*Book 3617, Page 384,
- \*\*Book 3682, Page 499,

**RECORDER'S INFORMATION**

08/22/2006-03:07:27 PM

06041656

PLAT BOOK : P45

PAGE : 60

REC FEE 90.00

DP FEE 2.00

TOTAL 92.00

SADIE WADE  
REGISTER OF DEEDS

**CERTIFICATE OF OWNERSHIP**

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in \*\*SEE ABOVE, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book \_\_\_\_\_, R.O.W.C., Tennessee, running with the plat to the property. I (we) further certify that there are no liens on this property, except as follows: Book \_\_\_\_\_, Page \_\_\_\_\_, R.O.W.C., Tennessee.

Owner(s) David Schwab Date 6-21-06

Owner(s) Michael J. Julius Date 6-21-06

Owner(s) B P Avalon Date 6-22-06

Owner(s) Michael J. Julius & Katey J. Julius Date 6-22-06

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I hereby certify that the following water system outlined or indicated on the right of way plat entitled AVALON P.U.D. SUBDIVISION, SECTION 3, REVISION 2 has been installed in accordance with current local and /or State Government requirements or a Security Bond in the amount of \$\_\_\_\_\_ has been posted with Microfton Utility District to assure completion of all required improvements in case of default.

Owner(s) Arlyn Homes, LLC Date 6-21-06

Owner(s) Showcase Homes of Tennessee, LLC Date 6-21-06

Owner(s) Shalibo Homes, LLC Date 6-21-06

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**

I hereby certify that: (1) the sewer system designated in AVALON P.U.D. SUBDIVISION, SECTION 3, REVISION 2 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$N/A for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Owner(s) Arlyn Homes, LLC Date 6-21-06

Owner(s) Showcase Homes of Tennessee, LLC Date 6-21-06

Owner(s) Shalibo Homes, LLC Date 6-21-06

**AVALON P.U.D. SUBDIVISION SECTION 3, REVISION 2**

JOB NO: 95-132 W.O: 6710B

SHEET 1 OF 6 \*REVISED - 4/3/06 PROJECT #: 1063

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

Subdivision Name and Street Names Approved by The Williamson County Department of Emergency Communications.

Molly Coulter  
Williamson County Department of Emergency Communications

**CERTIFICATE OF SURVEY**

I (we) hereby certify that the subdivision plan as shown hereon is correct, that all monuments shown hereon have been placed in accordance with my supervision and that the same were made under my supervision in accordance with the provisions of the Surveyor's Act, Chapter 100, Tennessee Code, 2003.

Kevin Birdwell  
Surveyor  
Date 6-20-06

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**

I hereby certify that: (1) the sewer system designated in AVALON P.U.D. SUBDIVISION, SECTION 3, REVISION 2 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$N/A for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Arlyn Homes, LLC Date 8-11-06

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**

I hereby certify that: (1) the streets and drainage designated in AVALON P.U.D. SUBDIVISION, SECTION 3, REVISION 2 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$150,000.00 for streets and \$55,000.00 for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Joseph Galt Date 8-11-06

**CERTIFICATE OF APPROVAL FOR RECORDING**

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the 22 day of April, 2006, and this plat has been approved for recording in the Register's Office of Williamson County.

Pat Hanks Date 8/13/06

**FINAL SUBDIVISION PLAT**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 110.99± TOTAL LOTS: 19

ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 14th CLOSURE ERROR: 1:15,000

SCALE: 1" = 300' DATE: 03/14/06